

RESOLUTION NO. R2019-007
A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA,
APPROVING THE FINAL PLAT OF SARAZIN FLATS SECOND ADDITION

WHEREAS, MWF Properties, LLC, applicant and property owner, has made application for Final Plat of Sarazin Flats Second Addition; and

WHEREAS, the property upon which the request is being made is legally described as:

Outlot A, Sarazin Flats First Addition, Scott County, Minnesota; and

WHEREAS, the Planning Commission of the City of Shakopee did review the preliminary plat on October 6, 2016, and

WHEREAS, the City Council of the City of Shakopee did review and approve the Final Plat of Sarazin Flats First Addition on October 6, 2016, and

WHEREAS, the City Council of the City of Shakopee did review the Final Plat of Sarazin Flats Second Addition on January 22, 2019, and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHAKOPEE, MINNESOTA, AS FOLLOWS:

That the Final Plat of Sarazin Flats Second Addition is hereby approved, subject to the following conditions:

I. The following procedural actions must be completed prior to the recording of the Final Plat:

1. Pay all storm water management plan review charges, as required by the most current City of Shakopee Fee Schedule.
2. Pay the Trunk Sanitary Sewer Charge, as required by the most current City of Shakopee Fee Schedule. Payment is due prior to release of the final plat for recording.
3. Submit a detailed lot area drawing showing the total plat area, the total drainage and utility easement area encompassing high water levels of wetlands/storm water basins, the total area of right-of-way and the total area of conservation easements and outlots.
4. Provide electronic files (AutoCAD and Portable Document Format - PDF) of the Final Plat to be recorded with datum on the Scott County coordinate system.

5. Provide electronic files (AutoCAD and Portable Document Format – PDF) of the final plat to be recorded with datum on the Scott County coordinate system.
6. Park dedication fees in the amount required by the City Code and adopted City fee schedule shall be paid at the time of recording of the final plat. Park dedication is presently calculated as follows: 48 units x \$4,450/unit = \$213,600.

II. The following items need to be addressed / completed prior to approval of a grading permit and/or a building permit:

1. Pay the Trunk Storm Water Charge, as required by the most current City of Shakopee Fee Schedule. Payment is due at time of building permit issuance and can be combined with the check for the building permit fee.
2. Obtain a NPDES construction site permit prior to any land disturbing activity. A copy of the permit must be provided to the city.
3. Grade the entire site, as proposed on the approved plans, in one phase within one year from the date of approval of the grading permit application. Grading is defined as bringing the site to the proposed finished grade with materials deemed acceptable by the City of Shakopee engineering department, providing topsoil per City requirements and applying seed, mulch and/or sod per City requirements and providing an as-built record grading plan per Section 2.5 of the City of Shakopee Design Criteria.
4. Prior to work in the MnDOT and Xcel Energy/NSP easements/rights-of-way, permits will be required. Provide a PDF of the approved permits and any encroachment agreements.
5. Enter into a Utility Facilities Easement Agreement with the City of Shakopee and record the document with Scott County. A template of the agreement can be obtained from the Engineering Division.
6. Submit a Construction Management Plan to the City of Shakopee. A template of the Construction Management Plan can be obtained from the Engineering Division.
7. Record plans must be provided per the City of Shakopee Design Criteria, Section 2.5 and Section 11.2 (A-L). The record plans must be submitted to the engineering department.
8. Approval of the Final Plat requests does not constitute approval of the submitted plans.
9. Review changemarks to the submitted plans in projectdox for changes required prior to site and building permit approval. (mjn)

III. The applicant shall comply with the following conditions:

1. The Applicant must provide a landscape plan which meets the requirements of the City Code Section 151.
2. A financial security in form of cash escrow or letter of credit must be issued to the City, in accordance with Section 151.
3. Buildings design, setbacks, height, number of units and parking spaces, and building materials shall match plans approved as part of the Variance and Conditional Use Permit approvals.
4. The developer/applicant shall contact SPUC and install water and electric utilities consistent with their requirements, as well as provide fees and agreements as represented in the memo dated 12/14/2018.

Adopted in _____ session of the City Council of the City of Shakopee, Minnesota, held
on the ____ day of _____, 2019.

Mayor of the City of Shakopee

ATTEST:

Lori Hensen, City Clerk

PREPARED BY:
City of Shakopee
485 Gorman Street
Shakopee, MN 55379